


EXHIBIT A



ANNE M. GANNON
TAX COLLECTOR, PALM BEACH COUNTY

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Collector #

Property Control #

Tax Year

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Real Estate Property Details

Owner

Owner2

Legal Description

Mortgage

Record Status

Tax if Paid Today

Installment #

Physical Address

Address1

City

Address2

State

Zipcode

Mailing Address

Address1

City

Address2

State

Zipcode

	NOVEMBER	DECEMBER	JANUARY	FEBRUARY	MARCH	TAXES ARE DELINQUENT APRIL 1
	156,343.26	157,971.83	159,600.41	161,228.98	162,857.56	

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PROPERTY CONTROL NUMBER	TAX YEAR	CMC	ASSESSED VALUE	EXEMPTIONS	TAXABLE VALUE
74-43-43-19-01-000-0051	2008	40	7,174,698	0	7,174,698
BOND CIRCUIT IV DELAWARE BUSINESS TRUST % WILMINGTON TR 1100 N MARKET ST WILMINGTON DE 19801-1243				EXEMPTIONS APPLIED TO THIS PROPERTY	LEGAL DESCRIPTION
				SEE REVERSE SIDE FOR MORE INFORMATION	PERINI-WESTWARD COMMERCIAL AREA TR E (LESS W 725 FT, S 181.33 FT OF W 200.09 FT AND TRGLR PAR SR 704 R/W)
				COLLECTOR NO. 4-720-741-80	ANNE M. GANNON, Tax Collector Palm Beach County

PROPERTY TAX REMINDER NOTICE

OUR RECORDS SHOW THAT AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS IN YOUR NAME HAVE NOT BEEN PAID AS OF 03/10/2009

IF PAID AFTER 03/10/2009 PLEASE DISREGARD THIS NOTICE.

PLEASE RETAIN THIS
TOP PORTION FOR
YOUR RECORDS

AMOUNT DUE IF PAID IN	\$162,857.56	\$167,749.29	\$187,653.28
	MARCH 2009	APRIL/MAY 2009	JUNE/JULY 2009
		DELINQUENT	

PLEASE RETAIN THIS
TOP PORTION FOR
YOUR RECORDS

DETACH HERE

*** SEE REVERSE SIDE FOR INSTRUCTIONS AND INFORMATION ***

DETACH HERE

COUNTY OF PALM BEACH: NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

PROPERTY CONTROL NUMBER	TAX YEAR	MTG CODE	COLLECTOR NO.
74-43-43-19-01-000-0051	2008		4-720-741-80

BOND CIRCUIT IV DELAWARE
 BUSINESS TRUST % WILMINGTON TR
 1100 N MARKET ST
 WILMINGTON DE 19801-1243

LEGAL DESCRIPTION

PERINI-WESTWARD COMMERCIAL
 AREA TR E (LESS W 725 FT, S
 91.33 FT OF W 200.09 FT AND
 RGLR PAR SR 704 R/W)

0047207418001628575601001

P.O. BOX 3353
 WEST PALM BEACH, FL 33402-3353

MAKE CHECKS PAYABLE TO:
 TAX COLLECTOR, PALM BEACH COUNTY

SEE REVERSE SIDE FOR
 INSTRUCTIONS AND
 INFORMATION

00000007 000045922 RR9aw

AMOUNT DUE IF PAID IN	\$162,857.56	\$167,749.29	\$187,653.28
	MARCH 2009	APRIL/MAY 2009	JUNE/JULY 2009
		DELINQUENT	

PAYMENT AFTER MARCH 31st MUST
 BE BY CASH, MONEY ORDER,
 CERTIFIED CHECK, BANK DRAFT,
 US POSTAL ORDER, OR,
 CASHIER'S CHECK

EXHIBIT B

December 16, 2008



Bond-Circuit IV, DE Business Trust
Rosinsky Associates/Circuit City Stores
3450 Northlake Blvd, Suite 210
Palm Beach Gardens, FL 33403

Re: Capmark Loan No. 98-7004870
Property Address: 1901 Okeechobee Blvd, W Palm Beach, FL

Dear Borrower:

This letter shall serve to advise you that the subject loan is in **default**.

Demand is hereby made for payments currently due and payable. As of the date of this letter, the **amount immediately due is \$152,483.65**. The breakdown is as follows:

Monthly Payment for November 2008	\$ 56,783.00
Monthly Payment for December 2008	56,783.00
Late Charges Outstanding	5,658.30
Default Interest @ 6% from 11/05/08-12/15/08	33,259.35
Total Amount Due	<u>\$152,483.65</u>

Default Interest will continue to accrue on a daily basis at **\$811.20** until such time as all outstanding defaults are cured and payment brought current. Default interest is being calculated in accordance with Page 3, Paragraph 2 of the Mortgage Note dated December 30, 1996.

Payments must be sent either by overnight carrier to the address shown below or payment must be sent via wire to the wiring instructions also listed below:

Overnight Mailing Address:

Capmark Finance Inc.
116 Welsh Road
Horsham, PA 19044
Attn: Payment Application-A

Wiring Instructions:

Capmark Bank
6955 Union Park Center, Suite 300
Midvale, UT 84047
ABA #: 1240-8473-7 (for wire or ACH)
Acct #: 18478043
Beneficiary: GMACCM / Capmark
Reference: Loan Number 98-7004870

Capmark Finance Inc. and the Noteholder explicitly reserve the right to exercise any and all legal remedies available without further notice or demand to you, except as required by law. No statement set forth in this letter will modify or waive any term or provision of the Note, Mortgage, or any other Loan Document. This letter shall not be construed as an agreement by us to give you further notice.

Please call me immediately to review this matter.

Sincerely,

Kristi Lee

Kristi Lee
Sr. Client Relations Manager
Phone: 801-233-2013
Fax: 801-233-2043
Email: kristi.lee@capmark.com

EXHIBIT C



Wilmington Trust Company
Rodney Square North
1100 North Market Street
Wilmington, DE 19890-0001

Bond Circuit IV DBT

For Work Performed Between: 10/1/2008 and 3/30/2009

<i>Date</i>	<i>Employee</i>	<i>Billable Hours</i>	<i>Work Code</i>	<i>Work Description</i>
11/11/2008	Vanaskey, Da	0.5	Update Internal Management	Review of Circuit City filing and accounts of Wilmington Trust Co.
11/12/2008	Vanaskey, Da	0.2	Other 3rd Party Communication	Review delinquent loans with Capmark
11/13/2008	Vanaskey, Da	1	Correspond/ with Company	Discuss filing, trust activities and next steps
11/17/2008	Vanaskey, Da	0.2	Review File/Court Papers	The Notice of Bankruptcy Filing reviewed, discussed and distributed
11/18/2008	Vanaskey, Da	0.2	Review File/Court Papers	The Notice of Bankruptcy Filing reviewed, discussed and distributed
11/19/2008	Vanaskey, Da	0.2	Review File/Court Papers	he Notice of Bankruptcy Filing reviewed, discussed and distributed
11/24/2008	Vanaskey, Da	0.1	Other 3rd Party Communication	Review delinquent notice information fro Capmark
11/26/2008	Vanaskey, Da	0.2	Other 3rd Party Communication	Capmark Finance Notice of Delinquency
12/1/2008	Vanaskey, Da	0.2	Review File/Court Papers	The Notice of Bankruptcy Filing, reviewed, discussed and distributed
12/1/2008	Vanaskey, Da	0.2	Review File/Court Papers	Claim request for us sent to Trust Owner
12/4/2008	Vanaskey, Da	0.1	Bondholder Communication	Update on Case
12/4/2008	Vanaskey, Da	1	Bondholder Communication	Default notices received and mailed out
12/8/2008	Vanaskey, Da	0.2	Other 3rd Party Communication	Review and distribute CPEX communication
12/9/2008	Vanaskey, Da	0.1	Other 3rd Party Communication	Delinquent notices from CapMark
12/11/2008	Vanaskey, Da	0.2	Bondholder Communication	Discuss November and December rent with M. Rozinski
12/14/2008	Vanaskey, Da	0.1	Other 3rd Party Communication	Discuss property with DJM Realty
12/16/2008	Vanaskey, Da	0.5	Review File/Court Papers	Review & distribution of various interim orders
12/23/2008	Vanaskey, Da	0.5	Review File/Court Papers	Review meeting of creditors -deadline filings of proof of claim forwarded to Trust Owner

Tuesday, March 31, 2009

12/24/2008	Vanaskey, Da	0.2	Review File/Court Papers	Review meeting of creditors-deadline filings of proof of claim
12/30/2008	Vanaskey, Da	0.2	Review File/Court Papers	Review notice of commencement and notice of deadline for filing proofs of claim
1/2/2009	Vanaskey, Da	0.2	Other 3rd Party Communication	Discuss properties with DJM Realty
1/2/2009	Vanaskey, Da	0.3	Correspond/TC with Counsel	Work with S. Federgreen regarding 1901 Okeechobee Blvd.
1/6/2009	Vanaskey, Da	0.2	Correspond/ with Company	Receipt of correspondence from Circuit City
1/9/2009	Vanaskey, Da	0.2	Review File/Court Papers	Review and distribute notice of motion and hearing on debtors' motion for orders pursuant to bankruptcy
1/14/2009	Vanaskey, Da	0.2	Other 3rd Party Communication	Receipt and distribution of Sterling Organization correspondence
1/26/2009	Vanaskey, Da	2	Correspond/TC with Counsel	Proof of claim review and signing
1/27/2009	Vanaskey, Da	0.2	Correspond/TC with Counsel	Review property tax issue for proof of claim
1/27/2009	Vanaskey, Da	0.2	Review File/Court Papers	Review and distribution of the order approving agency agreement, store closing sales and related relief
1/27/2009	Vanaskey, Da	0.2	Review File/Court Papers	Review The Order Approving Agency Agreement and forward to Trust Owner
1/28/2009	Vanaskey, Da	1	Respond To/Act On Court Order	Proof of claim preparation
1/28/2009	Vanaskey, Da	0.3	Correspond/TC with Counsel	Proof of Claim review and execution
1/29/2009	Vanaskey, Da	1	Review File/Court Papers	Proof of claim filing
1/29/2009	Vanaskey, Da	0.1	Bondholder Communication	Instruction letter from M. Rosinsky
1/29/2009	Vanaskey, Da	1	Respond To/Act On Court Order	Proof of claim review and mail out
2/1/2009	Vanaskey, Da	0.2	Bondholder Communication	Discuss case with M. Rosinsky
2/4/2009	Vanaskey, Da	0.2	Review File/Court Papers	Review and distribute notice of motion and notice of hearing on debtors' motion for orders under bankruptcy code
2/4/2009	Vanaskey, Da	0.2	Review File/Court Papers	Review Notice of Motion of Hearing on Debtor's Motion and forward to Trust Owner
2/6/2009	Vanaskey, Da	0.2	Other 3rd Party Communication	Receipt and review of Commercial Appraisal and Analysis
2/6/2009	Vanaskey, Da	0.3	Correspond/TC with Counsel	Correspond with S. Federgreen
2/11/2009	Vanaskey, Da	0.2	Review File/Court Papers	Review Notice of filing of exhibits 2 and 3

Tuesday, March 31, 2009

2/20/2009	Vanaskey, Da	0.2	Review File/Court Papers	Review and delivery of approving bidding and auction procedures for sale of unexpired nonresidential real property leases
2/26/2009	Vanaskey, Da	0.2	Other 3rd Party Communication	Receipt and review of Commercial Appraisal & Analysis
3/3/2009	Vanaskey, Da	0.3	Review File/Court Papers	Review and delivery of new bid deadline
3/4/2009	Vanaskey, Da	0.2	Review File/Court Papers	Review and delivery of notice of rejection and notice of bids received
3/9/2009	Vanaskey, Da	0.2	Other 3rd Party Communication	Reviewed and distributed correspondence and check from CapMark
3/9/2009	Vanaskey, Da	0.3	Review File/Court Papers	Review and distributed notice of rejection of unexpired leases and abandonment of personal property, two different orders pursuant to bankruptcy codes
3/13/2009	Vanaskey, Da	0.1	Other 3rd Party Communication	Receipt and distribution of Retail MDS correspondence
3/17/2009	Vanaskey, Da	1	Bondholder Communication	Distribution of Capmark funds
3/17/2009	Vanaskey, Da	0.15	General Administration	Proof of claim confirmation received, reviewed and forwarded
3/19/2009	Vanaskey, Da	0.15	Correspond/ with Company	Receipt, review and forwarding correspondence and keys from company

Total BillableHours: 17.3

Total Due this Invoice: \$7,352.50

Tuesday, March 31, 2009